

This Indenture, WITNESSETH, That the Grantor Slavoljub MILOSEVIC and Dragozlava MILOSEVIC his wife and VLADETA and DANICA MILOSEVIC of the city of Chicago County of Cook and State of Illinois for and in consideration of the sum of Three Thousand Seven hundred and Eighty Dollars in hand paid, CONVEY AND WARRANT to EUROPA ACCEPTANCE CORPORATION of the city of Chicago County of Cook and State of Illinois and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the city of Chicago County of Cook and State of Illinois, to-wit: Lot 39 in Zelosky's Subdivision in Block 10 in the Subdivision of Section 19, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County Illinois.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein. WHEREAS, The Grantor SLOVOLJUB & DRAGOZLAVA MILOSEVIC & VLADETA & DANICA MILOSEVIC justly indebted upon principal promissory note bearing even date herewith, payable One Hundred Fifty Seven Dollars and 50 cts on October 22nd 1973 and twenty three payments of one hundred fifty seven Dollars and 50 cts. payable monthly thereafter.

THE GRANTOR covenant and agree as follows: (1) To pay said indebtedness, and the interest thereon herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises and on demand to exhibit receipts therefor; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and second, to the grantee herein as their interests may appear, which policies shall be kept and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable. IN THE EVENT of failure to insure, or pay taxes or assessments, or the prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affected by said premises or pay all prior incumbrances and the interest thereon from time to time; and all money so paid, the grantor agrees to repay immediately on their demand, and the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby. IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all unpaid interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of breach, at seven per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms. IT IS AGREED by the grantor that all expenses and disbursements paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstracts and with the whole title of said premises embracing foreclosure decrees shall be paid by the grantor; and the like expenses and disbursements occasioned by any and every proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the grantor. All expenses, costs and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees have been paid. The grantor, for said grantor, and for the heirs, executors, administrators and assigns of said grantor, waives all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agrees not to claim upon the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party claiming under said grantor, appoint a receiver to take possession and charge of said premises with power to collect the rents, issues and profits of the premises.

IN THE EVENT of the death, removal or absence from said County of the grantee, or of his refusal or failure to act, then any like comes said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the grantor this 22nd day of September A. D. 19 73 Slavoljub Milosevic (SEAL) Dragozlava Milosevic (SEAL) Vladeta Milosevic (SEAL) Danica Milosevic (SEAL)

22 496 107

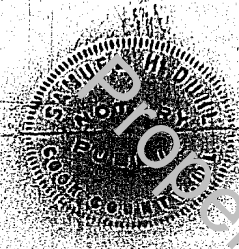
State of Illinois }
County of Cook } ss.

I, Samuel H. Duhl
a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that
Slavoljub and Dragoslava Milosevic
and Vladeta and Danica Milosevic

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 22nd
day of September A. D. 19 73

Samuel H. Duhl
Notary Public



1973 OCT 11 AM 9 24

Shirley R. Olson

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

OCT-1-73 692463 22496107 u A -- Rec 510

101 101 101

22496107

Box No.

SECOND MORTGAGE

Trust Deed

Slavoljub & Dragoslava MILOSEVIC

Vladeta & Danica MILOSEVIC

TO

EUROPA ACCEPTANCE

7234 W. Dempster Street
MORTON GROVE, ILL. 60053



GEORGE COLE & COMPANY

END OF RECORDED DOCUMENT